



City of San Marcos

Regular Meeting Historic Preservation Commission June 6, 2019, 5:45 PM City Hall, Council Chambers 630 East Hopkins Street San Marcos, Texas

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

- III. **30 Minute Citizen Comment Period:** *Each speaker signed up prior to the meeting being called to order will be called in order of sign-up, and will allowed three minutes to speak about items posted or not on the agenda.*

MINUTES

1. Consider approval, by motion, of the April 4, 2019 and May 2, 2019 meeting minutes.

PRESENTATIONS

2. Receive a presentation from Staff regarding the Bishop Street Improvements Project.

PUBLIC HEARINGS

3. **HPC-19-05 (811 West Hopkins Street)** Hold a public hearing and consider a request by John H. Kuny, on behalf of Ida Miller, for extension of a previously approved Certificate of Appropriateness which approved the removal of a non-historic window and restoration of a wood window along the south side of the property located at 811 West Hopkins Street.
4. **HPC-19-06 (531 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Frank Gomillion, on behalf of Richard Glaubinger, to allow the removal of an existing carport off the south side of the property located at 531 West Hopkins Street.

5. **HPC-19-07 (816 Belvin Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Jeff Ault to allow the installation of a wrought iron fence around the property located at 816 Belvin Street.
6. **HPC-19-08 (1114 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the replacement of the existing composite shingle roof with a standing seam metal roof for the property located at 1114 West Hopkins Street.
7. **HPC-19-09 (1024 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the replacement of the existing composite shingle roof with a standing seam metal roof for the property located at 1024 West San Antonio Street.

DISCUSSION ITEMS

8. Update from Staff regarding Resolution 2019-01RR: Implementation of incentive programs, including tax-based incentive programs, designed to encourage or enable the ownership, rehabilitation, and continued maintenance of historic structures in the City.
9. Update from Staff regarding Resolution 2019-02RR: Management of the painting of historic buildings, including the prohibition against painting of historic masonry in certain circumstances.
10. Update and discussion from the My Historic SMTX Committee regarding My Historic SMTX, the City's historic resources survey with possible direction to Staff.
11. Update from Staff regarding My Historic SMTX.

FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

VI. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VII. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the

City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, April 4, 2019

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the special meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, April 4, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II, Roll Call

Present 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Jeffrey

III, 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, spoke. She stated that she believed that the Complete Streets Program will ruin the feel of her neighborhood. She stated that the City's arborist was being ignored. She stressed that she wanted a transparent process in regards to sidewalk installation.

Sara Lee Underwood-Myers, 1415 Harper Drive, spoke. She stated that the bike share program has bugs to work out. She stated that people leave bikes on sidewalks where it impedes foot traffic. She reminded the Commission of the April 13th Community Cleanup.

MINUTES

1. Consider the minutes of the Special Meeting of March 14, 2019.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the minutes as submitted. The motion carried by the following vote:

For: 4 – Commissioner Spell, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Standard

Against: 0

PUBLIC HEARINGS

- 2. HPC-19-02 (142 North LBJ Drive) Hold a public hearing and consider a request for a Certificate of Appropriateness by The Coffee Bar to allow the installation of two new attached signs for the property located at 142 North LBJ Drive.**

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chair Spell opened the public hearing. The applicant made themselves available for questions. There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Arlinhaus, seconded by Commissioner Jeffrey to approve the request as submitted as it met the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinhaus, and Commissioner Jeffrey

Against: 0

- 3. HPC-19-03 (605 Rogers Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Mary and Ron Cauble to allow the replacement of a flat roof with a gabled roof on the front porch and the addition of a new window on the front façade of the property located at 605 Rogers Street.**

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chair Spell opened the public hearing. The applicant made themselves available for questions.

Sara Lee Underwood-Myers, 1415 Harper Drive, asked why the address in the posted agenda caption showed 603 Rogers Street and not 605 Rogers Street. Chair Spell stated that it was a clerical error and Staff reassured the Commission that the personal notice and the agenda packet reflected the correct address of 605 Rogers Street.

There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Arlinhaus, seconded by Commissioner Dake to approve the request as submitted as it met the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinhaus, and Commissioner Jeffrey

Against: 0

- 4. HPC-19-04 (114 East San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by John Diaz to allow the installation of a new attached sign and window signage for the property located at 114 East San Antonio Street.**

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chair Spell opened the public hearing. The applicant made themselves available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, spoke in favor of the request. She stated Rick's Lock and Key was the best in town and that he had changed the locks of her home when she was younger. She stated that he was deserving of whatever he wanted.

There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Spell to approve the request as submitted as it met the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines and the Secretary of the Interior Standards. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey

Against: 0

DISCUSSION ITEMS

- 5. Update from Marie Bassett, Hays County Historical Commission Marker Chair, regarding the subject marker for La Sociedad Mutualista de Cuauhtemoc.**

Marie Bassett reported a subject marker was approved by the Texas Historical Commission and that it would be several months before it was installed. Mrs. Bassett stated that she would keep the Commission informed on any ceremony planned for the unveiling of the marker. She also explained the process for applying for a Subject Marker and an Undertold Story Marker; all Texas Historical Commission marker applications are reviewed by her as the Hays County Historical Commission Marker Chair.

- 6. Update from Josie Falletta, Interim Main Street Manager, regarding preservation activities of the Main Street Program.**

Josie Falletta gave the Commission an update on Main Street's preservation focused activities. She presented information about the 3rd Annual Preservation Luncheon, May 7, 2019.

7. Discussion and possible direction to staff regarding the turbine parts that are located within William and Eleanor Crook Park located at 420 Riverside Drive.

Discussion was held between the Commission and Staff regarding the old turbine parts located at Crook Park. The Commission agreed that while the parts were old, they did not merit historic designation. They deferred decisions regarding the parts to the Parks and Recreation Department.

8. Update and discussion from Commission Historic Resources Survey Subcommittee regarding My Historic SMTX.

Commissioner Dake gave a report. Following the submittal of Phase 2 Historic Resources Survey Report, a second meeting will be scheduled with Staff and the Subcommittee and a report will be given by the Subcommittee in regards to their recommendations at a future agenda.

9. Update from Staff regarding My Historic SMTX.

Staff updated the Commission on the progress of My Historic SMTX stating the field surveys have been complete. Staff stated that the draft Phase 2 Historic Resources Survey Report was on track to be submitted to Staff around mid-April.

10. Election of Officers.

a. Historic Preservation Commission Chair

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Dake to elect Commissioner Spell as Historic Preservation Commission Chair. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey

Against: 0

b. Historic Preservation Commission Chair

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Dake to elect Commissioner Spell as Historic Preservation Commission Chair. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey

Against: 0

Questions and Answer Session with Press and Public.

Sara Lee Underwood-Myers asked a question pertaining to Item 7 on the agenda. She asked if there was a way to request other artifacts be placed on an agenda.

Diana Baker asked if there was any way the Commission could move forward with demolition delay language. She also asked if she could read an excerpt from the Smart Growth Manual.

Lisa Marie Coppoletta asked if the Commission could add the protection of trees to the annual Code update as well as add a discussion item on the complete streets program, specifically Belvin Street, her street, to the next agenda.

**THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING
ADJOURNED AT 7:15 P.M.**

Griffin Spell, Chair

ATTEST:

Allison Brake, Historic Preservation Officer and Planner



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, May 2, 2019

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the special meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, April 4, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II, Roll Call

Present 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Perkins, and Commissioner Jeffrey

III, 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, spoke. She stated that the City has held her hostage since January 16th. She stated that multiple people have complained about the Belvin Street sidewalk project. She wants all gap projects to be placed on hold until the historic resources survey can be completed and the recommendations from the survey be implemented.

Diana Baker, 727 Belvin Street, spoke. She stated that she would like the City to invest more money and conduct more research into the Lamar School's history to find out if the school was the first high school in Texas to successfully desegregate.

DISCUSSION ITEMS

- 1. Presentation and discussion regarding progress of, and findings and recommendations in the City's historic resources survey, "My Historic SMTX", and possible consideration of direction to the Commission's My Historic SMTX committee and staff.**

Elizabeth Porterfield, Senior Architectural Historian with Hicks & Co updated the Commission on the progress of the survey. She was able to answer the questions the Commission had regarding the recommendations of the Draft Phase 2 Historic Resources Survey Report. The Commission discussed bringing a report of the My Historic SMTX Committee to the next Regular meeting. Staff requested that they be present to help facilitate the discussion and to help answer any questions the Committee may have. Chair Spell extended the term of the My Historic SMTX Committee to July 11, 2019.

Questions and Answer Session with Press and Public.

No one spoke.

**THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING
ADJOURNED AT 8:05 P.M.**

Griffin Spell, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner

41 Blanco, S.



- Document type: 2020 annual report. Title: Annual Report 2020. URL: <https://www.hispanicsouthwest.com/annual-report-2020>. Publisher: Hispanicsouthwest. Date of publication: 2021. Date of access: 15/05/2022.



Staff Report
Historic Preservation Commission
HPC-19-05

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: June 6, 2019

Applicant Information:

Applicant: John H. Kuny
123 Riverside Drive
San Marcos, TX 78666

Property Owner/Manager: Ida Miller
811 West Hopkins Street
San Marcos, TX 78666

Public Hearing Notice:

Mailed: May 24, 2019

Response: None as of report date.

Subject Property:

Location: 811 West Hopkins Street
Historic District: Hopkins Street
Description: Classical Revival
Date Constructed: p. 1922 – date shown on the inventory sheet from *San Marcos Heritage Neighborhood Historic Resources Survey -1997*; postcard from property owner dated 1909 show home; Hays Central Appraisal District lists date of construction as 1905;
Priority Level: High (both in *San Marcos Heritage Neighborhood Historic Resources Survey -1997* and *My Historic SMTX*)

Applicant Request:

Allow an extension of a previously approved Certificate of Appropriateness which allowed the removal of an aluminum window on the south side of home and restoration of a wood window on the south side of the home.

Staff Recommendation:

- ☒ *Approval - appears to meet criteria for approval*
- ☐ *Approval with conditions – see comments below*
- ☐ *Denial - does not appear to meet criteria for approval*
- ☐ *Commission needs to address policy issues regarding this case.*

Staff Comments:

The subject property is located on West Hopkins Street, south of the intersection with Endicott Street ("EXHIBIT A"). The property is listed in the *San Marcos Heritage Neighborhood Historic Resources Survey* as a wood Center Passage Plan, Classical Revival style home ("EXHIBIT B"). Hays Central Appraisal District lists the date of construction as 1905. In January 2018, the

applicant received an approved Certificate of Appropriateness to remove an aluminum window that is not original to the home and restore a wood window along the south side of the home ("EXHIBIT C"). A postcard from the early 1900s shows the window that is proposed to be restored ("EXHIBIT D"). The new window is proposed to be a wood window of the same dimensions as shown in the postcard. A closer view of the window that is proposed for removal is found in "EXHIBIT E". The applicant will install siding that is compatible in material and width as what is existing in place of that window.

Section 2.5.5.6 of the San Marcos Development Code regulates expirations and extensions of Certificates of Appropriateness. Approvals of Certificates of Appropriateness expire within one year if the work approved has not commenced and within two years if the work approved is not completed. The approved work has not commenced and the approval for the 2018 COA has expired. A Certificate of Appropriateness may be extended by the Commission for a period not to exceed one year from the date required for commencement (in this case, June 6, 2020) and two years from the date required for completion of the activity (in this case, June 6, 2022).

The City's Historic Design Guidelines state that windows play an important role in the character definition of the houses and the overall neighborhood. The proportion, material and organization of windows in the wall help to establish a construction date of the house. The detail of the window is frequently a key characteristic in identifying an architectural style. The Guidelines recommend that original windows be retained as they are a strong character defining feature on a house. The Secretary of Interior's Standards define restoration as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The Secretary of the Interior's Standards for Restoration recommend using the physical evidence as a model to reproduce the window or using historic documentation to reproduce the feature. Staff finds the request to remove the aluminum window and restore the wooden window consistent with both the City's Design Guidelines as well as the Secretary of the Interior Standards. Staff also finds the request consistent with Section 4.2.5.1(j)(1)(g) of the Land Development Code.

Staff concludes that the request meets the criteria of the Land Development Code and is consistent with both the Historic Design Guidelines and the Secretary of the Interior's Standards. Staff finds the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

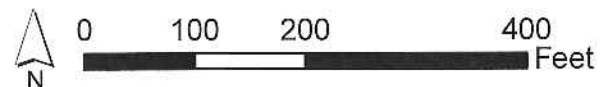
EXHIBITS

- A. Aerial
- B. Inventory Sheet from *San Marcos Heritage Neighborhood Historic Resources Survey*
- C. Google Street View illustrating south side of home
- D. Postcard depicting "West End View", c. early 1900s
- E. Applicant's photo of window to be removed
- F. San Marcos Development Code Sections 2.5.5.4, 2.5.5.6, and 4.5.2.1(l)

HPC-19-05 Aerial Map Window removal/restoration - 811 W Hopkins St



- ★ Site Location
-  Subject Property
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/21/2019

Priority H M L	Address		Address Street Name	Identification Property Type		Subtype	Stylistic Influence	Exterior Materials	Date	Photographic Reference		Site #
	Street Number									Roll	Frame	Slide
	734		HOPKINS			BUNGALOW					7:24	125
*	735		HOPKINS	RESIDENTIAL			CRAFTSMAN	WOOD	c. 1920		12:07	S5:3 201
	735		HOPKINS								12:08	
	735		HOPKINS								12:09	201
*	802		HOPKINS	RESIDENTIAL		L-PLAN	VICTORIAN	WOOD	c. 1900		8:02	S3:8 127
	802		HOPKINS								8:03	
	802		HOPKINS								8:04	127
X	803		HOPKINS	RESIDENTIAL		L-PLAN	VICTORIAN	WOOD	c. 1910		12:01	197
	803		HOPKINS								12:02	
	810		HOPKINS	RESIDENTIAL		MULTI-FAMILY	NEOTRADITIONAL	ASPH. SHINGLE	p. 1950		8:05	128
*	811		HOPKINS	RESIDENTIAL		CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	p. 1922		11:35	S5:1 196
	811		HOPKINS								11:36	
X	816		HOPKINS	RESIDENTIAL		L-PLAN	VICTORIAN	WOOD	c. 1900		8:06	129
	816		HOPKINS								8:07	
	816.5 A & B		HOPKINS			MULTI-FAMILY	NEOTRADITIONAL		p. 1950		8:08	130
*	819		HOPKINS	RESIDENTIAL		ASYMMETRIC PLAN	CLASSICAL REVIVAL	WOOD	1911		11:30	S4:12 195
	819		HOPKINS								11:31	
	819		HOPKINS								11:32	
	819		HOPKINS								11:33	
	819		HOPKINS								11:34	195
*	826		HOPKINS	RESIDENTIAL		CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	p. 1910		8:09	S3:10 131
	826		HOPKINS								8:10	
	826		HOPKINS								8:13	
	826		HOPKINS								8:14	131
	826		HOPKINS								8:11	131
X	827		HOPKINS	RESIDENTIAL		L-PLAN	CLASSICAL REVIVAL		c. 1910		11:26	194
	827		HOPKINS								11:27	
	827		HOPKINS								11:28	
	827		HOPKINS								11:29	
X	831		HOPKINS	RESIDENTIAL		MULTI-FAMILY	CONTEMPORARY	WOOD			11:25	193
*	834		HOPKINS	RESIDENTIAL		L-PLAN	VICTORIAN QUEEN ANNE	WOOD	c. 1910		8:12	S3:11 132
	835		HOPKINS	RESIDENTIAL		L-PLAN	VICTORIAN	WOOD	c. 1910		11:22	192
	835		HOPKINS								11:23	
	835		HOPKINS								11:24	
*	902		HOPKINS	RESIDENTIAL		BUNGALOW	CRAFTSMAN	WOOD	c. 1930		8:15	S3:12
	902		HOPKINS								8:16	

tabbies*

EXHIBIT

B

HPC-19-05 Google Street View of South Side of Home

**arrow points to window being removed*



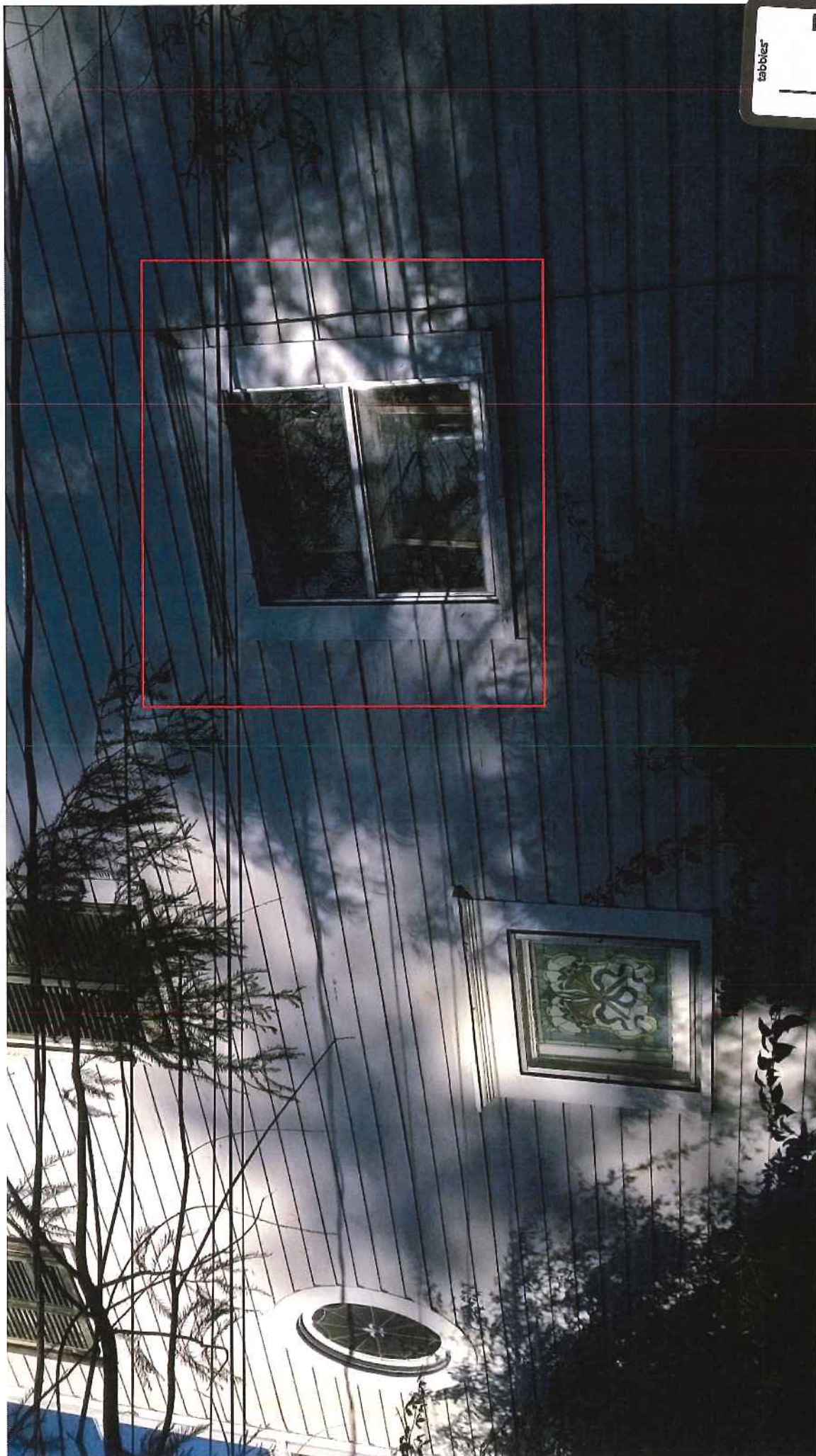
HPC-19-05 Postcard c. 1900s



tabbies

EXHIBIT

E



Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 2.5.5.6 Expiration and Extension

- A. Time of Expiration.** A certificate of appropriateness shall expire one year from the date it is issued if the proposed activity has not commenced, or two years from the date the certificate is issued, if the proposed activity has not been completed.
- B. Extension.** A certificate of appropriateness may be extended by the Historic Preservation Commission for a period not to exceed one year from the date required for commencement and two years from the date required for completion of the activity authorized by the certificate.

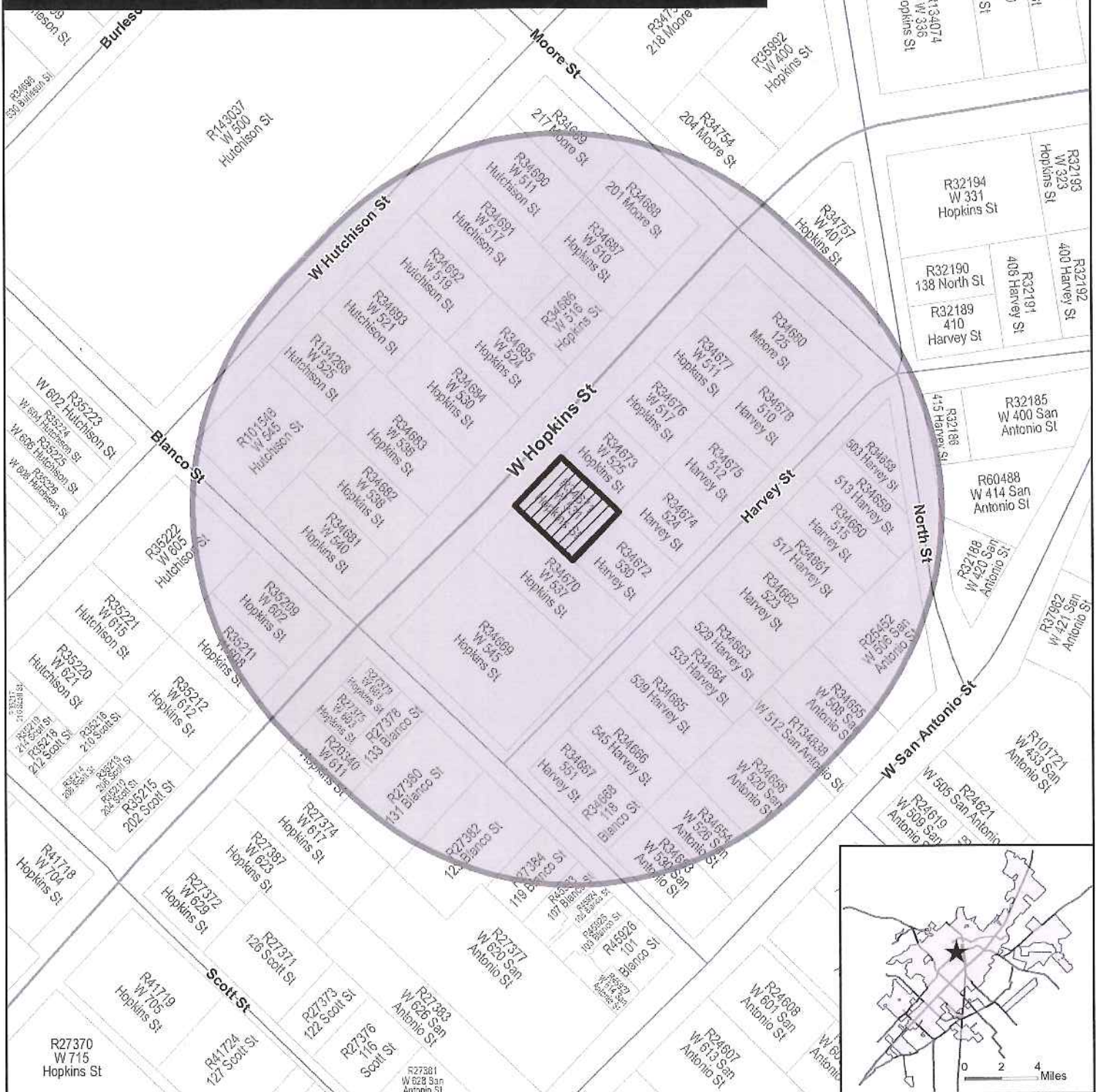
Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

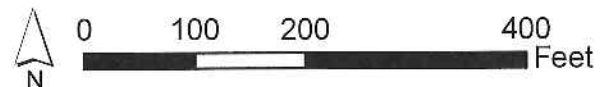
- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facade.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.

- i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

HPC-19-06400' Notification BufferRemoval of Carport — 531 W Hopkins St



- ★ Site Location
- 400' Buffer
- Parcel
- City Limit
- Subject Property



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/24/2019



Staff Report
Historic Preservation Commission
HPC-19-06

Prepared by: Alison Brake, CNU-A, Planner
Date of Meeting: June 6, 2019

Applicant Information:

Applicant: Frank Gomillion
516 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Richard Glaubinger
531 West Hopkins Street
San Marcos, TX 78666

Public Hearing Notice:

Mailed: May 24, 2019
Response: None as of report date

Subject Property:

Location: 531 West Hopkins Street
Historic District: Hopkins Street
Description: Classical Revival
Date Constructed: c. 1910 per *San Marcos Heritage Neighborhood Historic Resources Survey - 1997*
Priority Level: Medium in *San Marcos Heritage Neighborhood Historic Resources Survey - 1997* (DRAFT Medium priority in *My Historic SMTX*)

Applicant Request:

Allow the removal of an existing carport on the south side of the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West Hopkins Street, north of the intersection with Blanco Street ("EXHIBIT A"). The property is listed in the *San Marcos Heritage Neighborhood Historic Resources Survey* as a wood Center Passage Plan, Classical Revival style home ("EXHIBIT B"). The applicant is proposing to remove an existing carport located on the south side of the property ("EXHIBIT C"). The applicant submitted photographs of the existing carport ("EXHIBIT D") and states that it is not original to the property.

The existing carport appears to be consistent with the City's Historic Design Guidelines as it does not project beyond the established front wall of the house and, while not in the rear of the property, it was constructed behind the face of the house. The Historic Design Guidelines are scant in terms of recommendations regarding the removal of non-historic features but the carport is not a character defining feature. Removing it will not alter the integrity of the home. Staff finds the request to remove the appurtenant feature consistent with the Secretary of Interior's Standards for Rehabilitation as it appears that the carport was installed in a manner that removing will not impair the essential form and integrity of the historic property.

Staff concludes that the request meets the criteria of the Land Development Code and is consistent with both the Historic Design Guidelines and the Secretary of the Interior's Standards. Staff finds the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

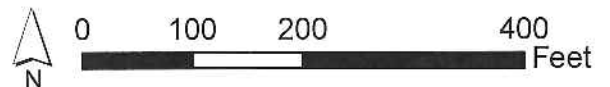
EXHIBITS

- A. Aerial
- B. Inventory Sheet from *San Marcos Heritage Neighborhood Historic Resources Survey*
- C. Site Plan
- D. Applicant Photos of Existing Carport
- E. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-19-06 Aerial Map Removal of Carport — 531 W Hopkins St



- ★ Site Location
- Parcel
- City Limit
- Subject Property



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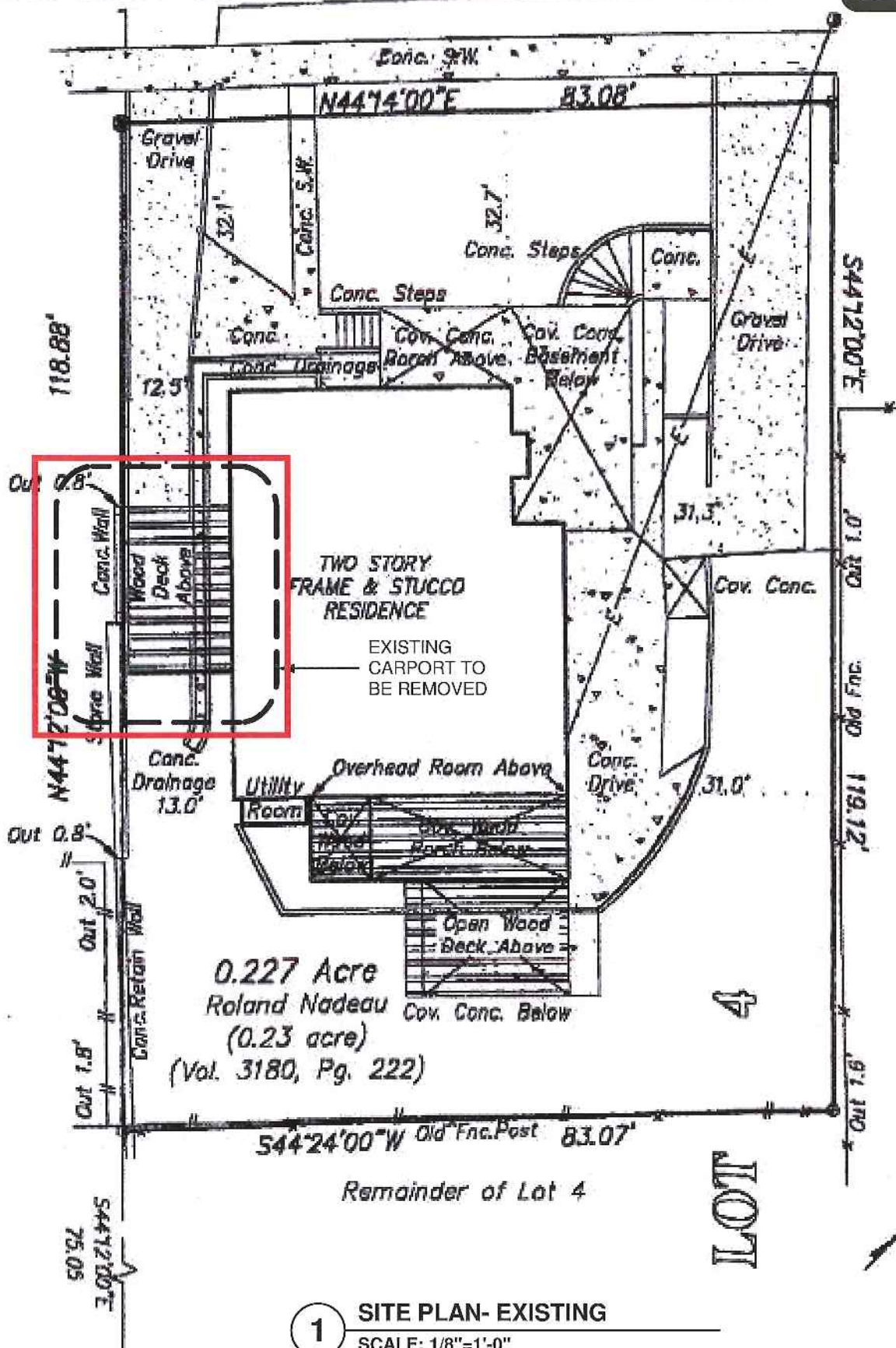
Map Date: 5/24/2019

Priority	H	M	L	Address		Identification		Stylistic Influence	Exterior Materials	Date	Photographic Reference		Ste. #
				Street Number	Street Name	Property Type	Subtype				Roll	Frame	
*				510	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	WOOD	c. 1900	6:27	S3:1	111
				510	HOPKINS						6:28		
				510	HOPKINS						6:29	111	
*				511	HOPKINS	RESIDENTIAL	L-PLAN	FOLK VICTORIAN	WOOD	c. 1900	13:24	S6:3	227
				511	HOPKINS						13:25		
*				516	HOPKINS	INSTITUTIONAL	CHURCH	CARPENTER GOTHIC	WOOD	1901	6:23	S3:2	110
				516	HOPKINS						6:24		
				516	HOPKINS						6:25		
				516	HOPKINS						6:26		
X				517	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	WOOD	c. 1910	13:21		226
				517	HOPKINS						13:23		
				517	HOPKINS						13:22		
				519	HOPKINS	RESIDENTIAL	ASYMMETRIC PLAN	NEOTRADITIONAL	WOOD	c. 1950	13:20		225
X				524	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL		1910	6:21		109
				524	HOPKINS	RESIDENTIAL	MULTI-FAMILY	NEOTRADITIONAL	WD/AL SIDING	p. 1910	6:22		109
				525	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	NEOTRADITIONAL	WOOD	c. 1950	13:19		224
X				530	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	VICTORIAN	WOOD	c. 1900	6:17		107
				530	HOPKINS						6:18		
				530	HOPKINS						6:19		
				530 ABCD	HOPKINS	RESIDENTIAL	MULTI-FAMILY	CONTEMPORARY	BRICK	p. 1960	6:20		108
X				531	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	c. 1910	13:17		223
				531	HOPKINS						13:18		
				536	HOPKINS						6:16		106
*				537	HOPKINS	RESIDENTIAL	MULTI-FAMILY	CONTEMPORARY	BRICK	c. 1970	13:11	S6:2	222
				537	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	c. 1910	13:12		
				537	HOPKINS						13:13		
				537	HOPKINS						13:14		
				537	HOPKINS						13:15		
				537	HOPKINS						13:16		
				540 & 538	HOPKINS	RESIDENTIAL	MULTI-FAMILY	CONTEMPORARY	BRICK	c. 1970	6:15		105
*				545	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	ITALIAN RENAISSANCE	BRICK	c. 1	13:05	S6:1	221
				545	HOPKINS						13:06		
				545	HOPKINS						13:07		
				545	HOPKINS						13:08		
				545	HOPKINS						13:09		221
				545	HOPKINS						13:10		
X				602	HOPKINS	RESIDENTIAL	L-PLAN	CLASSICAL REVIVAL	STONE	c. 1910	6:32		
				602	HOPKINS						6:33		

tabbies

EXHIBIT

B



1

SITE PLAN- EXISTING

SCALE: 1/8"=1'-0"





Section 2.5.5.4 Criteria for Approval

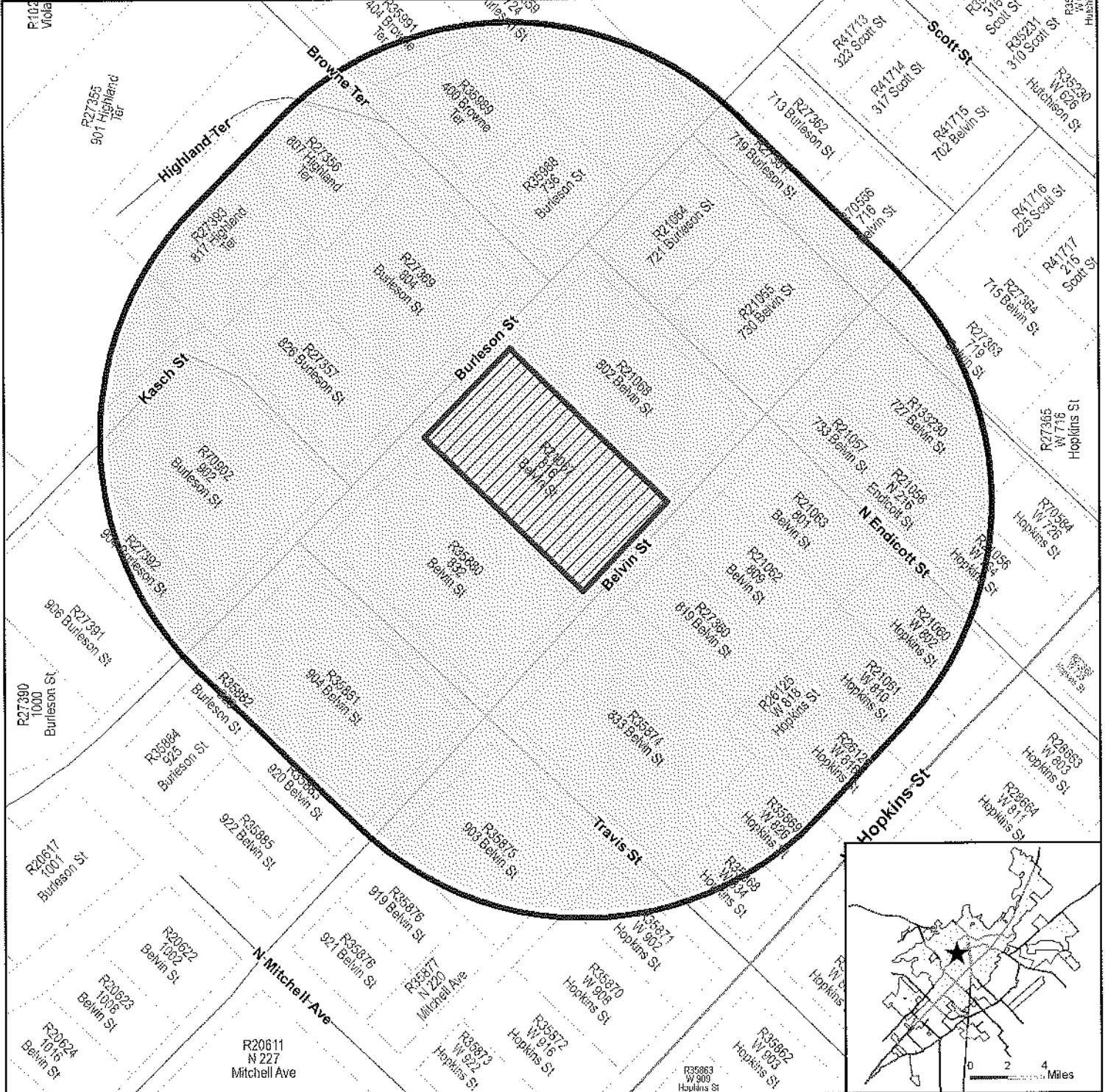
The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.


- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facade.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.



★ Site Location

 Subject Property

 400' Buffer

 Parcel

 City Limit



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Map Date: 5/22/2019



Staff Report
Historic Preservation Commission
HPC-19-07

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: June 6, 2019

Applicant Information:

Applicant: Jeff Ault
816 Belvin Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 24, 2019

Response: None as of report date.

Subject Property:

Location: 816 Belvin Street
Historic District: Belvin Street
Description: Ranch
Date Constructed: 1951 per *City of San Marcos Historic District Survey (1992)*; c.
1955 per *My Historic SMTX*
Priority Level: Not listed in *City of San Marcos Historic District Survey (1992)*
(DRAFT Medium priority in *My Historic SMTX*)

Applicant Request:

To install a three foot tall wrought iron fence in the front yard of the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on Belvin Street, south of North Endicott Street in the Belvin Street Historic District ("EXHIBIT A"). The Ranch style home was not given a preservation priority level in the *City of San Marcos Historic District Survey (1992)* but was evaluated in the recent *My Historic SMTX* with a Medium preservation priority level. The property owner is proposing to install approximately 300 feet of wrought iron fence along the sidewalk and one side of the driveway as shown in the site plan ("EXHIBIT D"). The applicant states that the fence is circa 1840s and proposed to be approximately three feet tall installed in eight foot sections on top of the existing brick and stone walls. The proposed fence can be found in "EXHIBIT E". There will be a street entrance gate at the sidewalk to the house with four decorative corner posts. The fence will continue up the north side of the driveway and include side gate for yard equipment access. The applicant is also proposing to install a vehicular gate that will span the driveway at the front edge of the house or midpoint of the house. The vehicular gate is proposed to match the requested wrought iron fence.

The San Marcos Development Code allows for fences to be placed along front property lines if the fence is no taller than four feet with openings no more than 50% of the fence area. For permitting, the fence will have to meet the height requirement of four feet found in Section 7.2.6.2(F)(G) and the placement of the vehicular gate will have to meet the requirement found in Section 7.2.6.2(B). In this case, the height measurement will include the existing brick and stone walls.

The Historic Design Guidelines discuss the rhythm of the street which adds to the visual continuity for a neighborhood. In addition to the rhythm of the neighborhood, the Guidelines state that the front of each building, including the walls, porch alignment, and fences, aide in defining the wall of continuity. The Belvin Street Historic District boasts a variety of front yard fence styles. The majority appear to be wrought iron but there are a few picket fences in the district. Staff finds the new location of the fence appears to meet the Guidelines' recommendation of not obscuring the house. The Guidelines recommend considering the style of house and surroundings when thinking of a front yard fence. While the design and material of the fence is older than the house and not compatible with the style of the house, the fence is compatible with the style of fences located on surrounding properties. The property at 802 Belvin Street, adjacent to the subject property, has a wrought iron fence that is similar in style to the proposed fence which is also installed on top of an existing brick wall and surrounds the property. Staff finds the enclosure of the front yard does not appear to disturb the wall of continuity established along the streetscape of Belvin Street. The fence encloses the yard for the residents' use without becoming "wall-like" and out of character with surrounding properties. The Secretary of the Interior Standards (SOIS) for Rehabilitation recommend installing new additions in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Staff finds that while the style of the fence is not compatible with the style of the home, the fence is an appurtenant feature that can be removed in the future without impairing the integrity of the property.

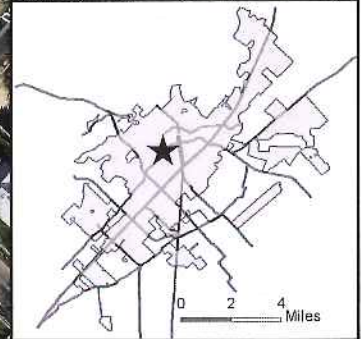
Staff finds that the request to install a wrought iron fence meets the regulations of the San Marcos Development Code and is mostly consistent with the Historic Design Guidelines. Therefore, staff concludes that the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

EXHIBITS

- A. Aerial Map
- B. Pages from *City of San Marcos Historic District Survey (1992)*
- C. Google Streetview of Subject Property
- D. Site Plan
- E. Proposed Fence
- F. Secretary of the Interior Standards for Rehabilitation
- G. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-19-07 Aerial Map Fence installation — 816 Belvin St

EXHIBIT
A



- ★ Site Location
-  Subject Property
-  Parcel
-  City Limit



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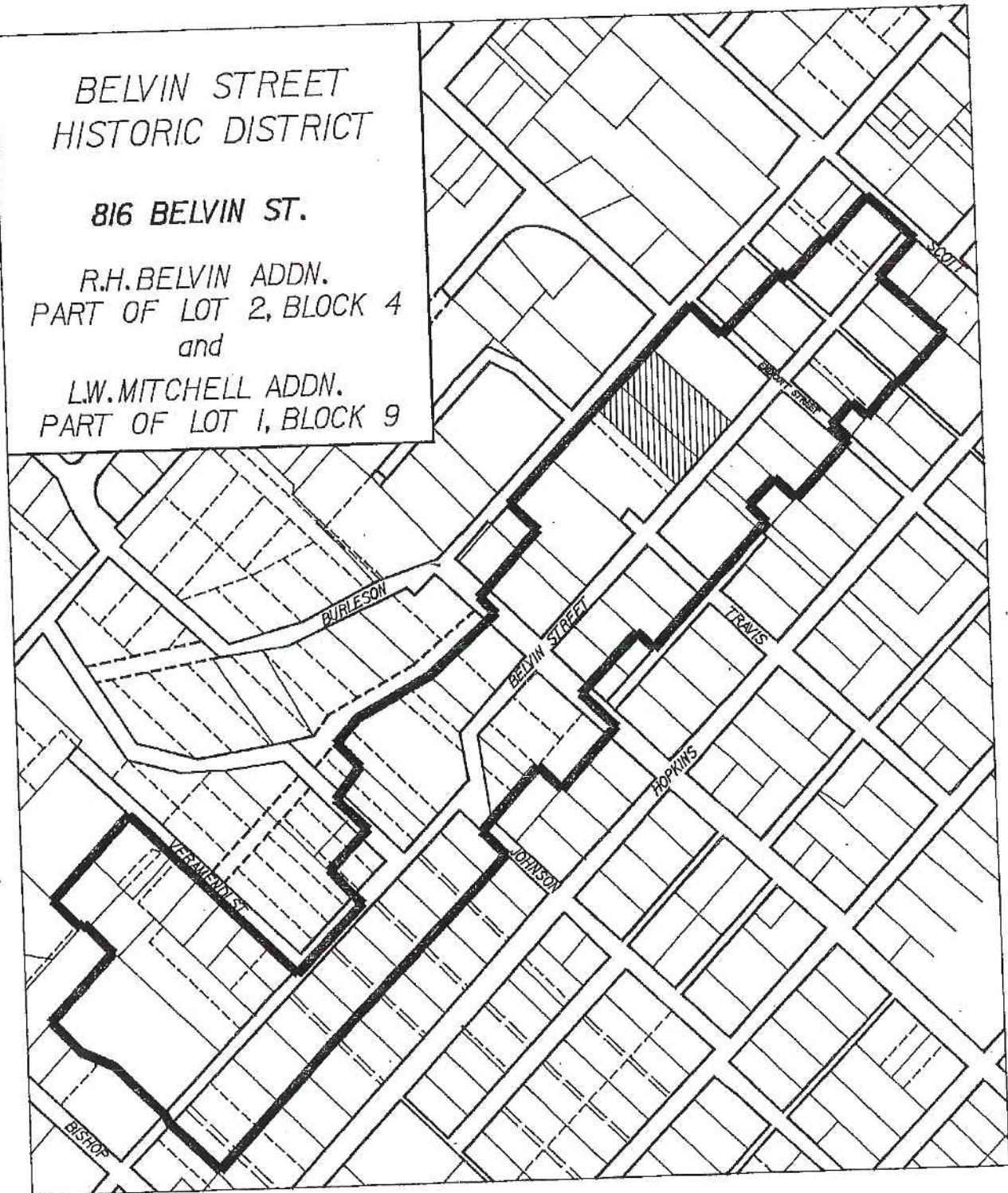
Map Date: 5/22/2019

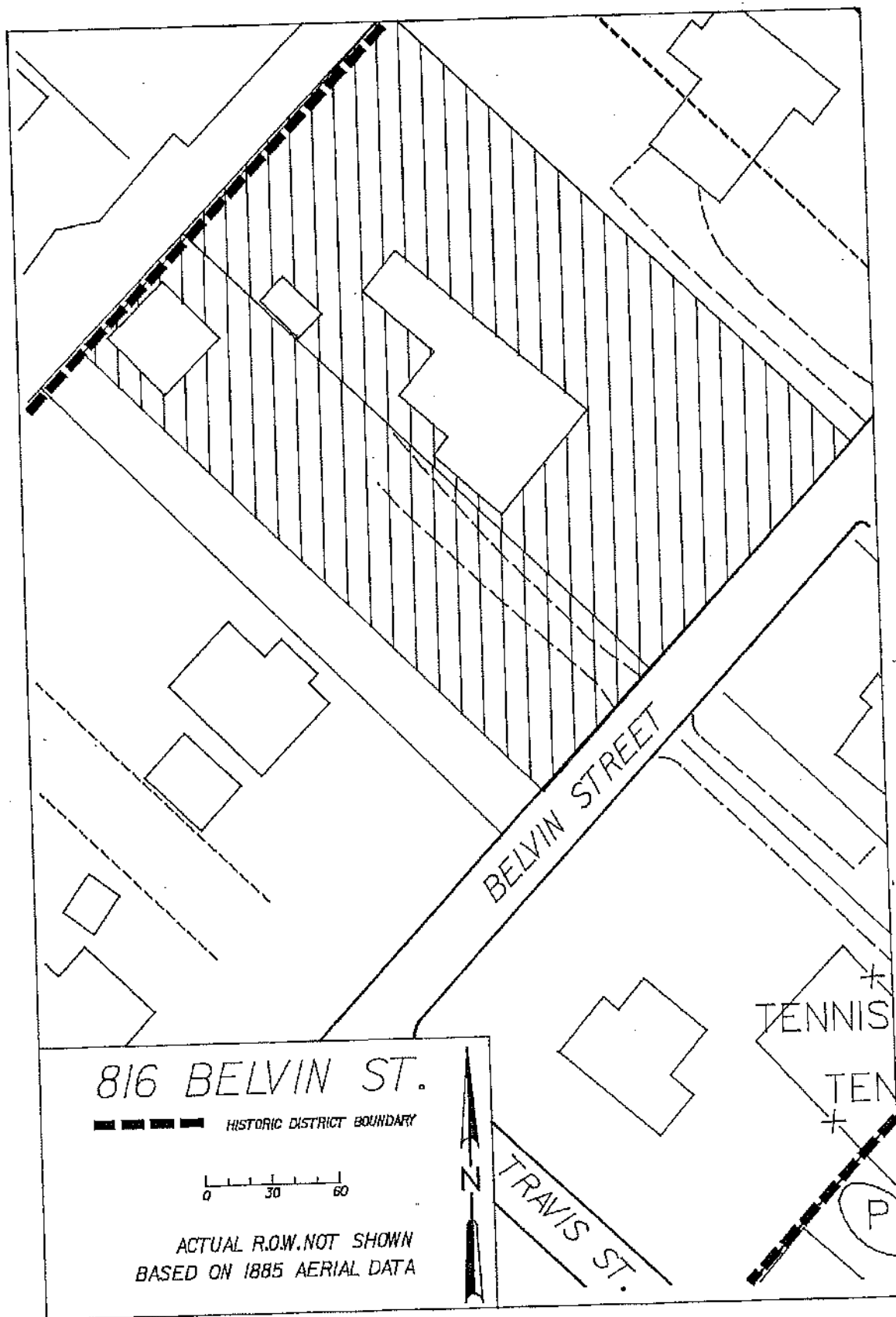
BELVIN STREET
HISTORIC DISTRICT

816 BELVIN ST.

R.H. BELVIN ADDN.
PART OF LOT 2, BLOCK 4
and

L.W. MITCHELL ADDN.
PART OF LOT 1, BLOCK 9





TEXAS HISTORICAL SITES INVENTORY FORM
TEXAS HISTORICAL COMMISSION

COUNTY: Hays
CITY OR RURAL: San Marcos

NAME: Gene Scrutchin
ADDRESS: 816 Belvin

OWNER: Gene Scutchin
ADDRESS: 816 Belvin

BLOCK, LOT: R.H. Belvin, Block 4, pt Lot 2 & L.
W. Mitchell, Block 9, pt Lot 1
USGS QUAD NO.: 2297-333
SITE NO.: 2
UTM SECTOR: 14/3305500/601250

DATE: 1951
ARCHITECT OR BUILDER: Fehr & Granger
CONTRACTOR:

STYLE/TYPE: Ranch
ORIGINAL USE: Residence
PRESENT USE: Residence

DESCRIPTION: This structure is a very large ranch house constructed of brick with a side gabled roof. The roof is split by a dropped side gable on the right. On the right side there is a single, large paned window with two casement style windows on either side. On the left side there are six windows in the similar casement style. The entrance is set back within the structure and the storm door is louvered and painted brown. There is a large window directly next to the door. The chimney is on the pitch side of the roof and constructed of brick. Visible from Burleson St. is an old barn structure also located on this lot

PRESENT CONDITION: E

SIGNIFICANCE:

RELATIONSHIP TO SITE: original
DESCRIBE:

BIBLIOGRAPHY:
INFORMANT:
RECORDER: C.C.
DATE: 02/24/92

DESIGNATIONS

TNRIS NO.:
OLD THC CODE:

RTHL:
THABS:

INDIVIDUAL:
HISTORIC DISTRICT: Belvin
THEMATIC:

MULTI-RESOURCE:
NR FILE NAME:
OTHER:

PHOTO DATA

B&W 4X5S:
35MM NEGS.:
FRAME:
ROLL:
YEAR:

NAME: Gene Scutchin
ADDRESS: 816 Belvin
COUNTY/CITY: Hays/San Marcos

VIEW:

RECORDED BY:
DATE:

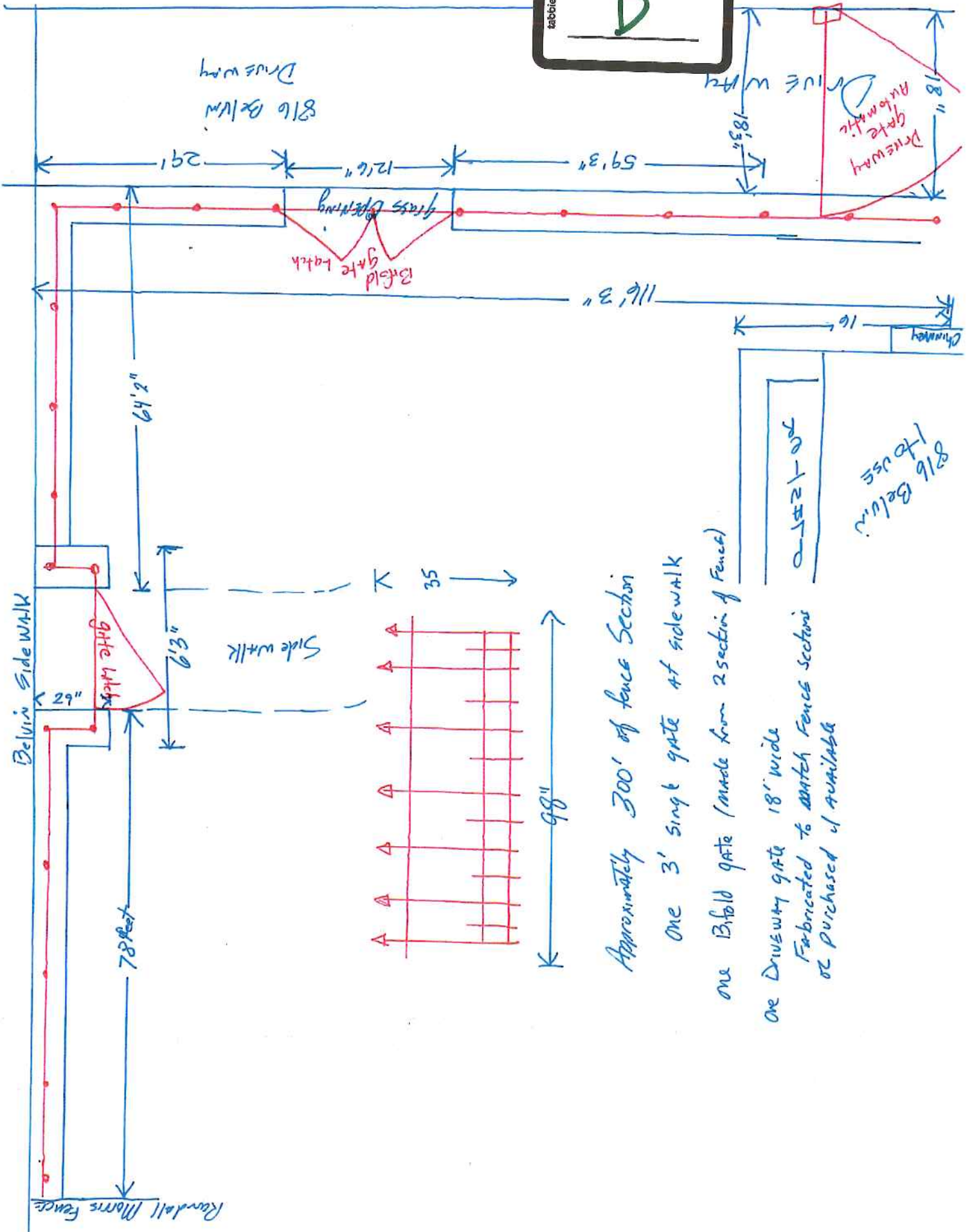
HPC-19-07 Google Street View of Home (816 Belvin Street)





EXHIBIT

D



Approximately 300' of fence Section

One 3' single gate at sidewalk

one Bifold gate (made from 2 section of fence)

one Driveway gate 18' wide

Fabricated to match fence sections
or purchased if available

HPC-19-07 Proposed Fence Style



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

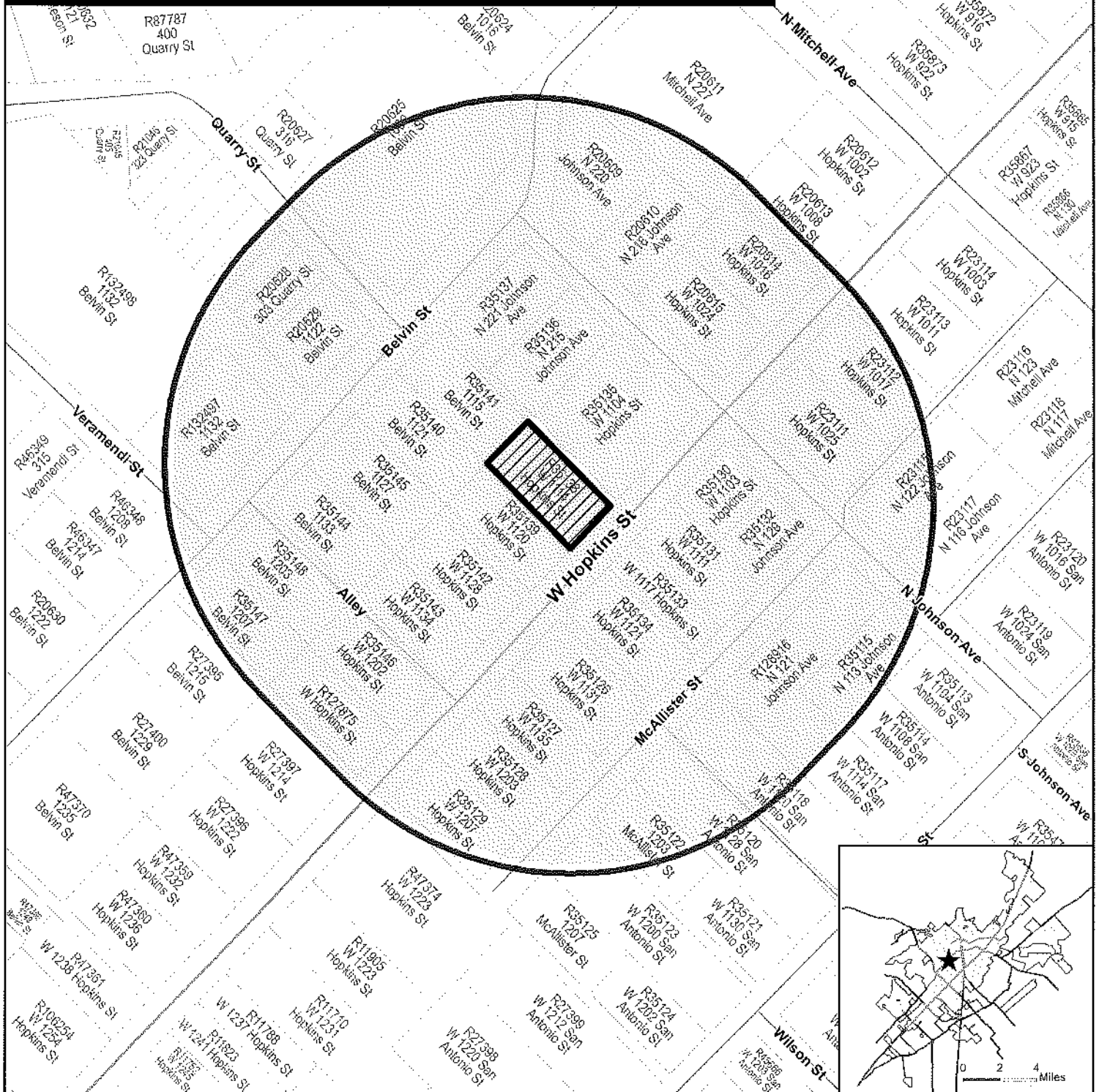
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
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 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

HPC-19-08 400' Notification Buffer Roof Replacement — 1114 W Hopkins St



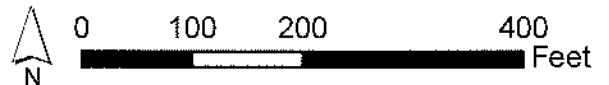
★ Site Location

▨ Subject Property

□ 400' Buffer

□ Parcel

□ City Limit



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Map Date: 5/22/2019



Staff Report
Historic Preservation Commission
HPC-19-08

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: June 6, 2019

Applicant Information:

Applicant: Shaun Dupont
1024 West San Antonio Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 24, 2019

Response: None as of report date.

Subject Property:

Location: 1114 West Hopkins Street
Historic District: Hopkins Street
Description: Craftsman
Date Constructed: c. 1920 *San Marcos Heritage Neighborhood Historic Resources Survey -1997*
Priority Level: High (both in *San Marcos Heritage Neighborhood Historic Resources Survey -1997* and *My Historic SMTX*)

Applicant Request:

To replace the existing composite shingle roof with a standing seam metal roof.

Staff Recommendation:

- ☒ *Approval - appears to meet criteria for approval*
- ☐ *Approval with conditions – see comments below*
- ☐ *Denial - does not appear to meet criteria for approval*
- ☐ *Commission needs to address policy issues regarding this case.*

Staff Comments:

The subject property is located on West Hopkins Street, south of Johnson Avenue in the Hopkins Street Historic District ("EXHIBIT A"). The property is listed, with a High preservation priority, in the *San Marcos Heritage Neighborhood Historic Resources Survey - 1997* as Craftsman style home ("EXHIBIT B" and "EXHIBIT C"). The property owner is proposing to remove the existing composite shingle roof and replace it with a standing seam metal roof similar to other houses in the district ("EXHIBIT D"). The applicant states that the existing roof is 25 years old and recently suffered hail damage.

The Historic Design Guidelines state that roofing is one material which might need to be replaced rather than repaired. The Design Guidelines note that roof repairs are often temporary and that a new roof will be necessary at some point in the future. They state that the primary use of metal on residential homes in San Marcos was as a roofing material. This is evident as there are several other houses that have standing seam metal roofing in the immediate area around

this house as well as in the other historic districts in San Marcos. Staff finds the request consistent with Section 4.2.5.1(l)(1)(g) and 4.2.5.1(l)(1)(h) of the San Marcos Development Code. The proposed metal roof is visually compatible with other buildings in the district and the roof form is not being changed.

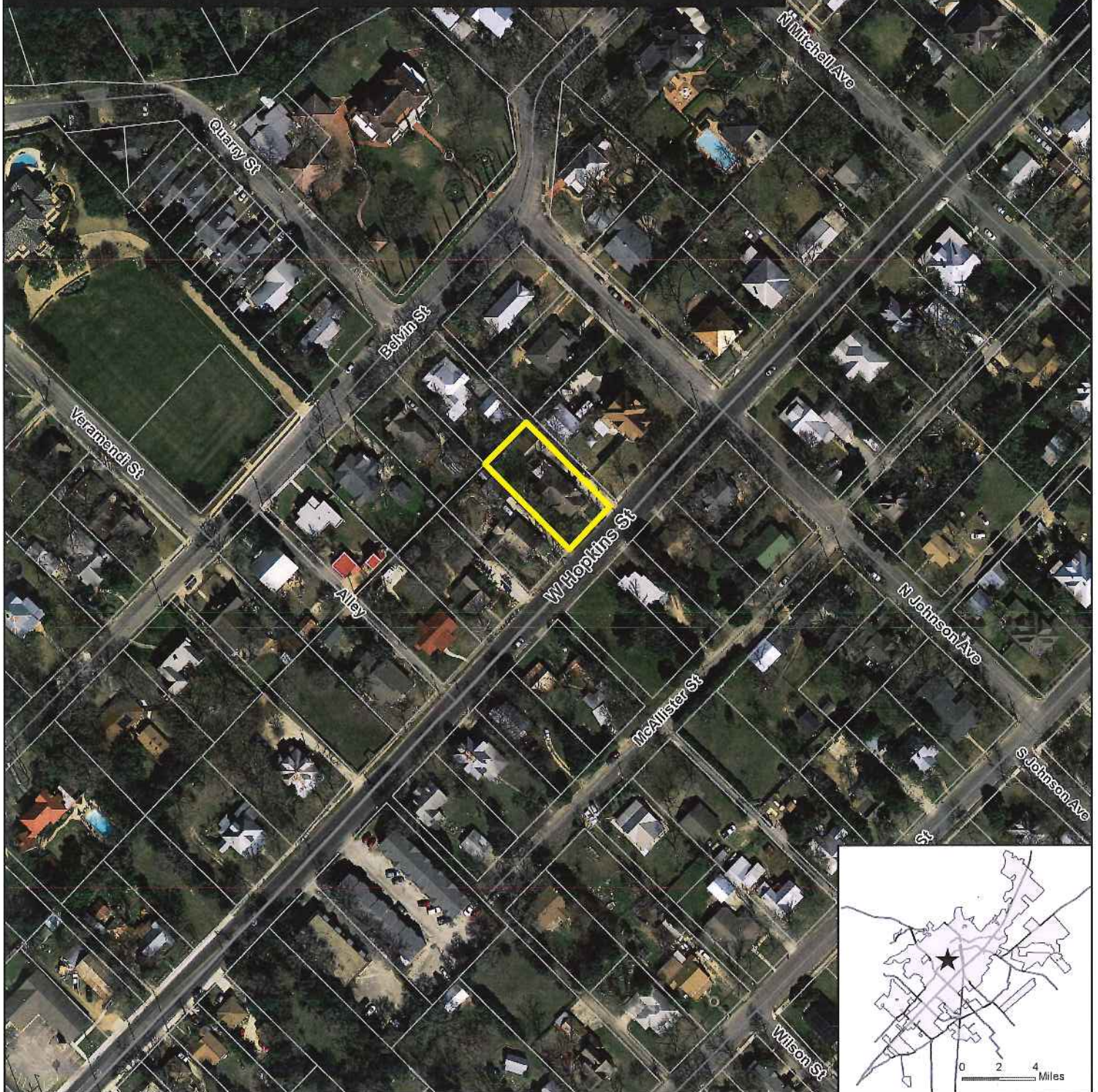
Staff finds that the request to replace the shingle roof with a standing seam metal roof meets the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines. Therefore, staff concludes that the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

EXHIBITS

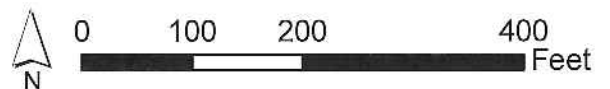
- A. Aerial Map
- B. Page from *San Marcos Heritage Neighborhood Historic Resources Survey -1997*
- C. Google Streetview of Subject Property
- D. Google Streetview of Similar Metal Roofs in Hopkins Street Historic District
- E. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-19-08 Aerial Map Roof Replacement — 1114 W Hopkins St

EXHIBIT
A



- ★ Site Location
- ▨ Subject Property
- Parcel
- City Limit



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Map Date: 5/22/2019

Priority			Address		Identification		Stylistic Influence		Exterior Materials		Date		Photographic Reference		Site #	
H	M	L	Street Number	Street Name	Property Type	Subtype							Roll	Frame	Slide	
*			1104	HOPKINS	RESIDENTIAL	T-PLAN	CLASSICAL REVIVAL	WOOD	1909	9:07	S4:3	143				
			1104	HOPKINS						9:08						
			1104	HOPKINS						9:10		143				
			1104	HOPKINS						9:09		143				
		X	1111	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL		p.1950	10:10		167				
*			1114	HOPKINS	RESIDENTIAL	BUNGALOW	CRAFTSMAN	WOOD	c. 1920	9:11	S4:4	144				
			1114	HOPKINS						9:12						
	X		1117	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	STONE	c.1910	10:08		166				
			1117	HOPKINS						10:09						
	X		1120	HOPKINS	RESIDENTIAL	BUNGALOW	CRAFTSMAN	WOOD	c. 1920	9:13		145				
			1120	HOPKINS						9:14						
	X		1128	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	ALUM. SIDING		9:15		146				
			1128	HOPKINS						9:16						
	X		1131	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	SHINGLE	c. 1900	10:06		165				
			1131	HOPKINS						10:07		165				
		X	1134	HOPKINS	RESIDENTIAL	L-PLAN	TRADITIONAL	BRICK	P.1950	9:17	147					
			1134	HOPKINS						9:08		147				
	X		1135	HOPKINS	RESIDENTIAL	BUNGALOW	CRAFTSMAN	SHINGLE	c. 1920	10:05		164				
	X		1202	HOPKINS	RESIDENTIAL	BUNGALOW	CRAFTSMAN	WOOD	c. 1920	9:19		148				
			1202	HOPKINS						9:20		148				
			1202	HOPKINS						9:19		148				
	X		1203	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL	BRICK	c. 1910	10:04		163				
	X		1207	HOPKINS	RESIDENTIAL	ASYMMETRIC PLAN	NEOTRADITIONAL	ALUM. SIDING	c.1950	10:03		162				
	X		1214	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	c. 1910	9:22		149				
			1214	HOPKINS						9:23						
*			1222	HOPKINS	RESIDENTIAL	CENTER PASSAGE PLAN	CLASSICAL REVIVAL	WOOD	c.1910	9:24	S4:5	150				
			1222	HOPKINS						9:25						
	X		1232	HOPKINS	RESIDENTIAL	MULTI-FAMILY	FOLK NATIONAL	SHINGLE	c.1910	9:26		151				
	X		1236	HOPKINS	RESIDENTIAL	L-PLAN	VICTORIAN	B&B SHINGLE	p.1900	9:27		152				
		X	1237	HOPKINS	RESIDENTIAL	ASYMMETRIC PLAN	NEOTRADITIONAL	SHINGLE	c.1950	10:02		161				
	X		1238	HOPKINS	RESIDENTIAL	BUNGALOW	CRAFTSMAN	WOOD	c. 1920	9:28		153				
			1238	HOPKINS						9:29						
	X		1241	HOPKINS	RESIDENTIAL	ASYMMETRIC PLAN	NEOTRADITIONAL	WOOD	c.1950	10:01		160				
	X		1245	HOPKINS	RESIDENTIAL	ASYMMETRIC PLAN	NEOTRADITIONAL	SHINGLE	c.1950	9:36		159				
	X		1249	HOPKINS	RESIDENTIAL	RANCH	NEOTRADITIONAL	WOOD	c.1950	9:34						
	X		1251	HOPKINS	RESIDENTIAL	L-PLAN	NEOTRADITIONAL	WOOD	c.1950	9:33						
	X		1254	HOPKINS	INSTITUTIONAL	CHURCH	NEOTRADITIONAL	BRICK	c.1950	9:30						
	X		511	HUTCHISON	RESIDENTIAL	L-PLAN	VICTORIAN	WD. CLAPBOARD	c. 1910	6:08						



HPC-19-08 Google Street View of Home (1114 West Hopkins Street)



HPC-19-08 Other Metal Roofs in Hopkins Street Historic District

1025 West Hopkins Street



1003 and 1011 West Hopkins Street



835 West Hopkins Street



Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

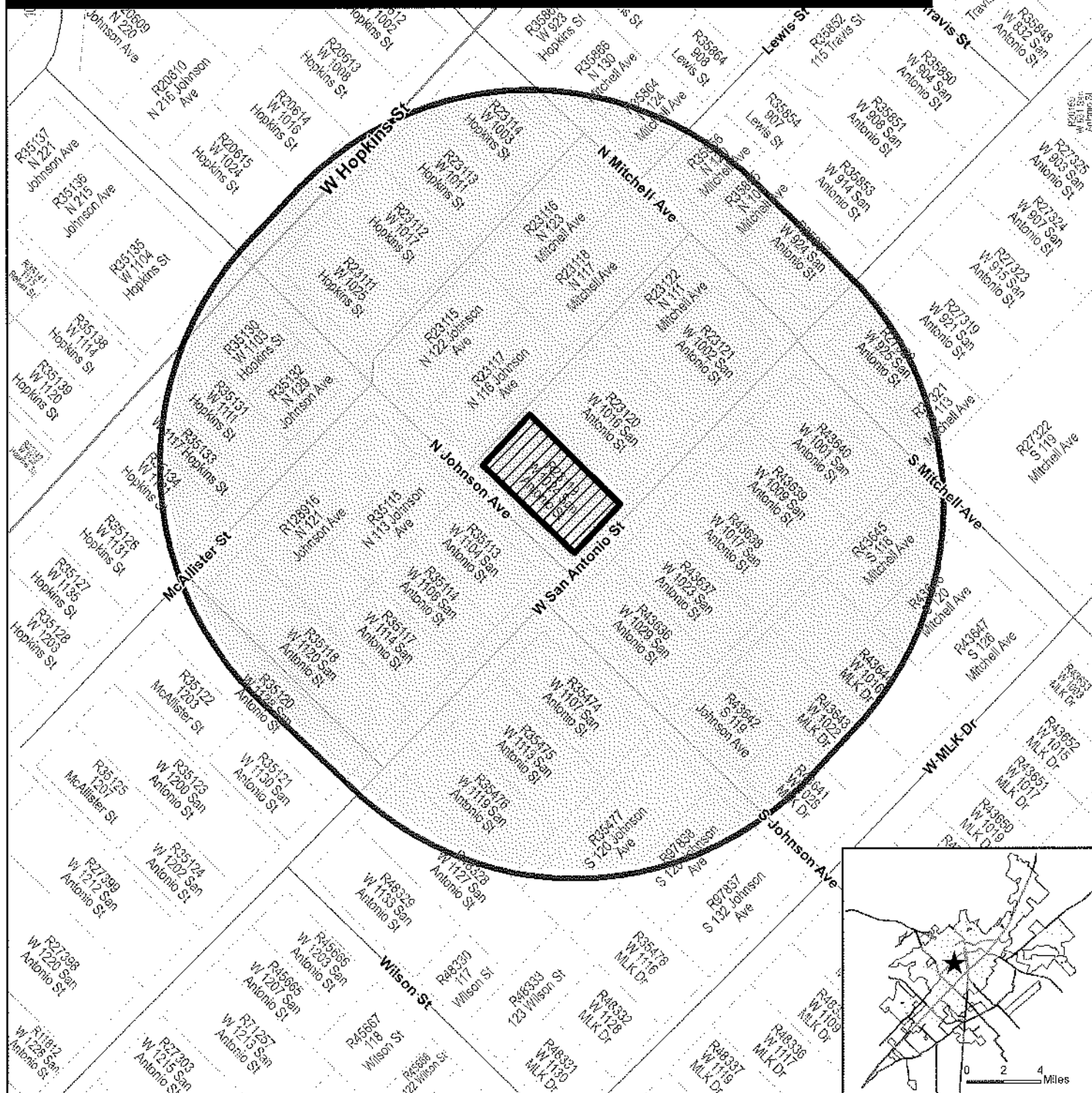
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1






Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
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 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
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 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

HPC-19-09
400' Notification Buffer
Roof Replacement — 1024 W San Antonio St



-  **Site Location**
 **Subject Property**
 **400' Buffer**
 **Parcel**
 **City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/22/2019



Staff Report
Historic Preservation Commission
HPC-19-09

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: June 6, 2019

Applicant Information:

Applicant: Shaun Dupont
1024 West San Antonio Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 24, 2019

Response: None as of report date.

Subject Property:

Location: 1024 West San Antonio Street
Historic District: San Antonio Street
Description: Craftsman-influenced
Date Constructed: c. 1906 per Hays County Central Appraisal District; no date of construction listed in *City of San Marcos Historic District Survey (1992)*; *My Historic SMTX* estimates date of construction c. 1915
Priority Level: Not listed in *City of San Marcos Historic District Survey (1992)* (DRAFT Medium priority in *My Historic SMTX*)

Applicant Request:

To replace the existing composite shingle roof with a standing seam metal roof.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West San Antonio Street, north of Johnson Avenue in the San Antonio Street Historic District ("EXHIBIT A"). The Craftsman-influenced property was not given a preservation priority level in the *City of San Marcos Historic District Survey (1992)* but was evaluated in the recent *My Historic SMTX* with a Medium preservation priority level. A photograph of the property from the recent historic resources survey is shown in "EXHIBIT C". The property owner is proposing to remove the existing composite shingle roof and replace it with a standing seam metal roof similar to other houses in the district ("EXHIBIT D"). The applicant states that the existing roof is 10 years old and recently suffered hail damage.

The Historic Design Guidelines state that roofing is one material which might need to be replaced rather than repaired. The Design Guidelines note that roof repairs are often temporary and that a new roof will be necessary at some point in the future. They state that the primary use

of metal on residential homes in San Marcos was as a roofing material. This is evident as there are several other houses that have standing seam metal roofing in the immediate area around this house as well as in the other historic districts in San Marcos. In addition, the accessory unit on the property has a metal roof. Staff finds the request consistent with Section 4.2.5.1(l)(1)(g) and 4.2.5.1(l)(1)(h) of the San Marcos Development Code. The proposed metal roof is visually compatible with other buildings in the district and the roof form is not being changed.

Staff finds that the request to replace the shingle roof with a standing seam metal roof meets the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines. Therefore, staff concludes that the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

EXHIBITS

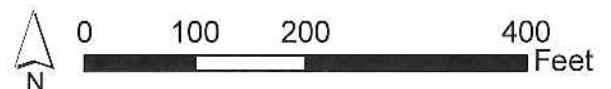
- A. Aerial Map
- B. Page from *City of San Marcos Historic District Survey (1992)*
- C. Photograph from *My Historic SMTX* of Subject Property
- D. Google Streetview of Similar Metal Roofs in San Antonio Street Historic District
- E. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-19-09 Aerial Map Roof Replacement — 1024 W San Antonio St

EXHIBIT
tabbles®
A

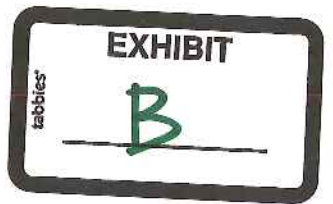


- ★ Site Location
-  Subject Property
-  Parcel
-  City Limit



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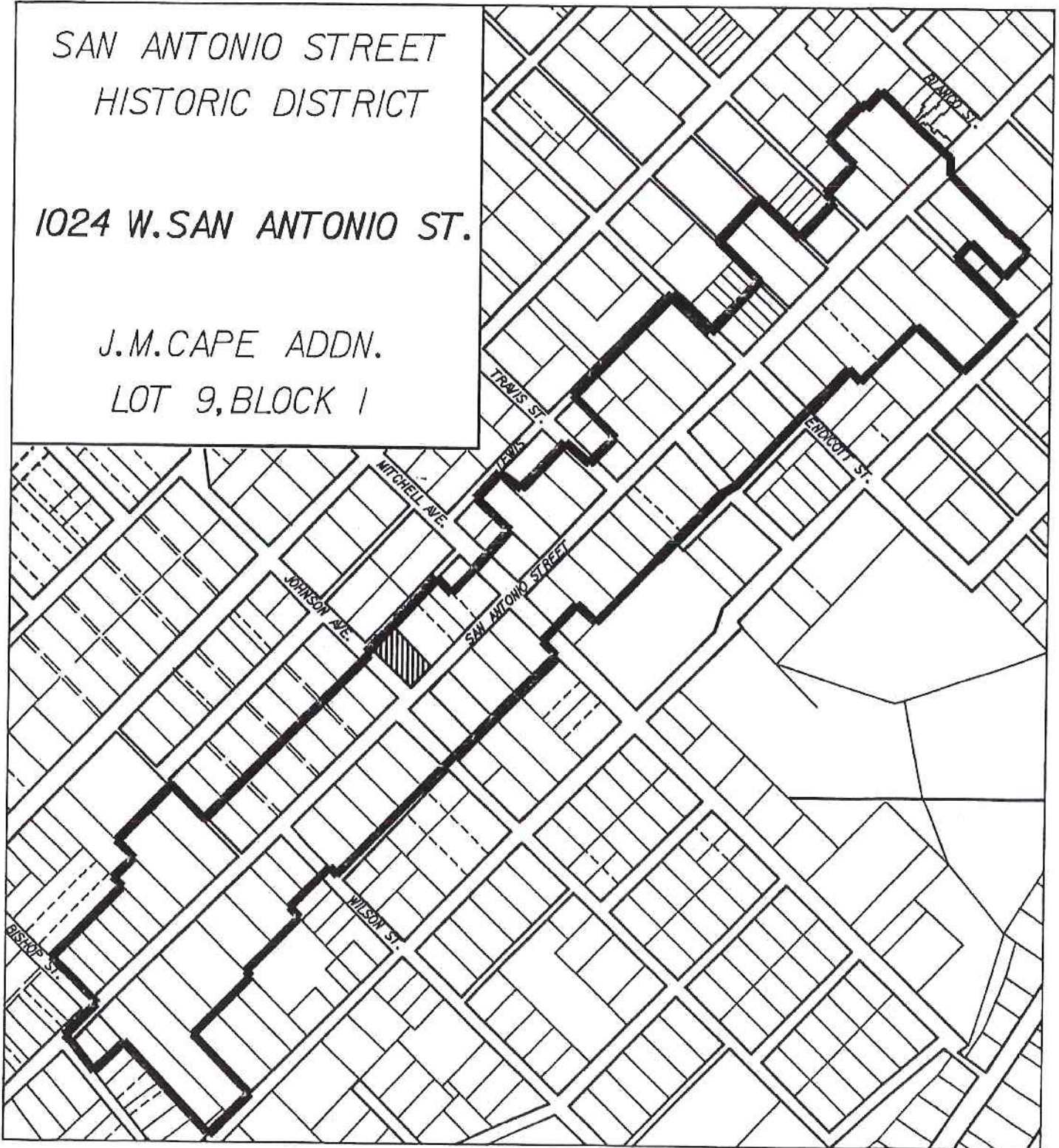
Map Date: 5/22/2019



SAN ANTONIO STREET
HISTORIC DISTRICT

1024 W. SAN ANTONIO ST.

J.M. CAPE ADDN.
LOT 9, BLOCK 1



TEXAS HISTORICAL SITES INVENTORY FORM
TEXAS HISTORICAL COMMISSION

NK 582-14355

COUNTY: Hays
CITY OR RURAL: San Marcos

NAME: Carroll O. & Helen E. David
ADDRESS: 1024 W San Antonio

OWNER: Carroll O. & Helen E. David
ADDRESS: 1024 W San Antonio

BLOCK, LOT: J.M. Cape Block 1 Lot 9
USGS QUAD NO.: 2297-333
SITE NO.:
UTM SECTOR: 14/3305500/001500

DATE:
ARCHITECT OR BUILDER:
CONTRACTOR:

STYLE/TYPE: Craftsmen
ORIGINAL USE: Residence
PRESENT USE: Residence

DESCRIPTION: This Craftsmen style house is colored grey with a white porch and trim around the windows and door. The hipped roof has two dormers (front and left side) with a grey, asphalt shingle covering. Small single pane windows accent either side of the door and a larger sash window is set on the right side with four panes. On the second story there is a two multi-pane casement window with a sash. The front porch has a wood framed banister with four, wooden, square columns with siding on the second floor dropping over the porch. Asbestos sheet siding covers the wall of the structure.

PRESENT CONDITION: E

SIGNIFICANCE:

RELATIONSHIP TO SITE: Original
DESCRIBE:

BIBLIOGRAPHY:
INFORMANT:
RECORDER: C.C.
DATE: 02/13/92

DESIGNATIONS

TNRIS NO.:
OLD THC CODE:

RTHL:
THABS:

INDIVIDUAL:
HISTORIC DISTRICT: San Antonio
THEMATIC:

MULTI-RESOURCE:
NR FILE NAME:
OTHER:

PHOTO DATA

B&W 4X5S:
35MM NEGS.:
FRAME:
ROLL:
YEAR:

NAME: Carroll & Helen David
ADDRESS: 1024 W San Antonio
COUNTY/CITY: Hays/San Marcos

VIEW:

RECORDED BY:
DATE:



HPC-19-09 Other Metal Roofs in San Antonio Street Historic District

1016 West San Antonio Street



1001 West San Antonio Street



826 West San Antonio Street



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MEMO

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: May 22, 2019
RE: **Item 8 – Update on Recommendation Resolution 2019-01RR**

Resolution 2019-01RR, considering the implementation of incentive programs, including tax-based incentive programs, designed to encourage or enable the ownership, rehabilitation, and continued maintenance of historic structures in the City, was discussed by the City Council at their May 7th meeting.

The following incentive programs have been discussed by the Commission and were presented to City Council during the discussion:

1. Substantial Rehabilitation for Historic Properties – to encourage preservation of existing substandard historic properties, prevent demolition, and spur economic development through rehabilitation.
2. New Historic Districts and Local Historic Landmarks – to encourage the designation of new districts, prevent displacement of existing residents while addressing affordable housing needs, and prevent the loss of historic structures.
3. Maintenance – to promote the upkeep of historic properties and stabilize tax valuations.

Direction was given by City Council to refer the matter back to the Commission and work on a historic-based tax incentive program. Council briefly discussed an opt-in for structures in the City that were of historic age but not in a historic district. Loss of tax revenue and incorporating all socioeconomic groups were among some of the Council's main concerns. City Council placed an emphasis on waiting until the historic resources survey, My Historic SMTX, was completed to begin tailoring a financial incentive program which would include a variety of types of incentives to best address the City's historic preservation needs.

Staff anticipates a nine month project schedule which includes possible creation of a Commission committee, working with the City's Finance Department to develop a financial analysis to analyze the impact of tax incentives on historic properties as well as developing and implementing a public outreach plan to gather input. The project could begin as early as September following completion of My Historic SMTX in August.



MEMO

To: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: May 21, 2019
RE: Item 9 – Update on Recommendation Resolution 2019-02RR

Resolution 2019-02RR, considering the management of painting historic commercial buildings and masonry in the City, was discussed by the San Marcos City Council at their May 7th meeting. City Council gave Staff direction to refer the matter back to the Commission and to move forward with including amendments to the San Marcos Development Code regarding the management of paint.

The following recommendation, which was supported by the Commission, was presented to Council:

1. Amend the San Marcos Development Code to prohibit painting of previously unpainted masonry as part of the Annual Code Update;
2. Adopt the color palette from the National Trust for Historic Preservation into the Historic Design Guidelines, while allowing historic palettes from all major paint manufacturers, and require an administrative Certificate of Appropriateness for the current Downtown Historic District and potential future commercial historic districts; and
3. Strengthen the definition of primary materials in the San Marcos Development Code to include the Secretary of the Interior Standard's definition of masonry.

Staff incorporated the proposed Code amendments into a document that will be reviewed by the City Council during a Work Session on June 5, 2019 as part of the annual San Marcos Development Code Update. Staff will update the Commission on the discussions held at the Work Session and a schedule for moving the amendments forward during the June 6th Commission meeting. Staff will begin implementing educational guidance and information for residential properties within guidelines and on website.